

Loan Agreement Rider Tracking Guidance

Compliance of Tracking and Monitoring Published Loan Agreement Riders

Freddie Mac's loan documents use added riders to address unique issues associated with a property or Borrower while maintaining standard core documents. These riders are critical to the proper administration of a loan and documentation of a Borrower's obligations to the lender.

At times, these riders will require the Borrower to actively report information to the lender or will restrict certain operations of the property. Freddie Mac expects the Servicers to take the additional steps required by many of these riders to ensure the condition of the collateral and the level of risk remain consistent with Freddie Mac's initial expectations.

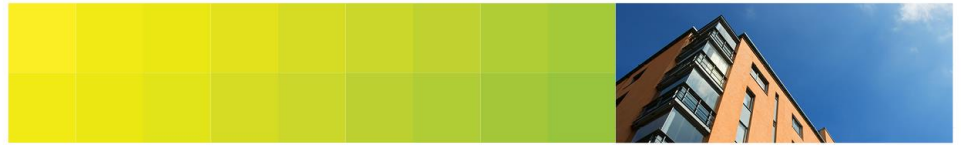
The attached table, the Loan Agreement Rider Tracking Guidance (Rider Tracker), lists the currently published riders used with the Freddie Mac conventional and seniors housing loan agreements, and is available in the [Asset Management Reference section](#) of mf.freddiemac.com. The riders listed in the Rider Tracker are available on mf.freddiemac.com for easy reference. For each loan agreement rider, we have identified two key aspects that are critical to the Servicer's administration of the loan. The Rider Tracker identifies riders that do either or both of the following:

- Contain additional conditions a Servicer should consider when reviewing the loan during otherwise customary servicing
- Require more active Servicer follow-up and management during the loan term

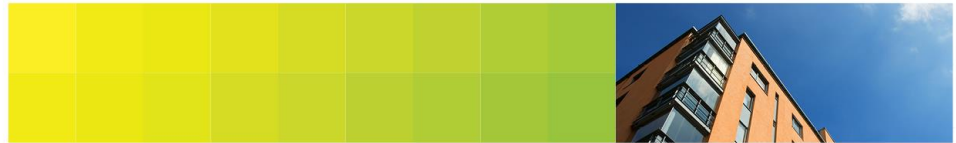
If a rider requires the Servicer to actively monitor certain matters, we have included additional information in the Rider Tracker to help identify what the Servicer should monitor and/or what constitutes sufficient monitoring.

Servicers should not rely on the guidance included in the Rider Tracker as definitive. When boarding a loan, it is critical the Servicer review all relevant loan terms, including each rider attached to the loan documents, and understand the risks associated with the loan. It is not uncommon for modifications to the loan documents themselves or the standard riders to add or change a requirement for the Servicer to flag or monitor a particular item that may not be included in the form document requirements.

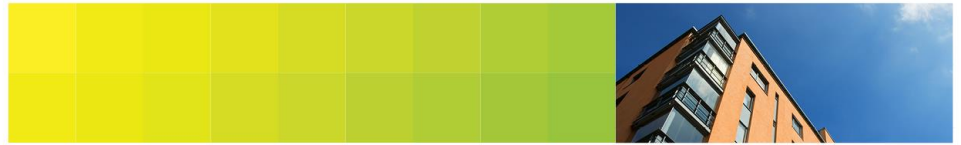
Also, the Rider Tracker does not include riders used with Freddie Mac's small balance loan agreement. The Small Balance Loan program has more standard loan terms and there are only a few published riders associated with the loan agreement. However, the guidance addressed in this document is a good indication of Freddie Mac's expectations for similar issues arising on Small Balance Loans.



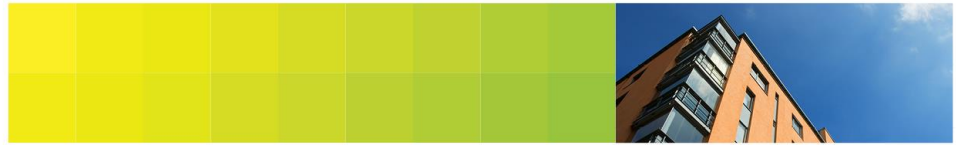
Number	Rider Classification	Name of Rider	Need for Servicer to Capture info when boarding (Y/N)	Need for Servicer to Perform some form of active ongoing monitoring or compliance (Y/N)	If ongoing monitoring/compliance is required, how/what should be updated/reported	Notes
Updated August 3, 2020						
1.	Transfer Provisions	Conversion of Limited Partnership to LLC	N	N		
2.	Transfer Provisions	Non-Profit GP Transfer	N	N		
3.	Escrow & Reserves	Debt Service Reserve	Y	Y	Monitor if there are specific release or trigger provisions in the rider	
4.	Escrow & Reserves	Deferred Rate Cap Agreement and Reserve Fund	Y	Y		
5.	Escrow & Reserves	Ground Fault Interrupter No Disbursement from Repair Reserve Fund	Y	N		Follow up only required if rider requires GFI replacement at unit turns and/or includes a due date
6.	Escrow & Reserves	Letter of Credit in Lieu of Reserve Fund for Insurance Premiums and/or Taxes	Y	Y	Ensure Letter of Credit is extended as necessary	
7.	Escrow & Reserves	Radon	Y	Y	Monitor as any other repair reserve fund with the addition of radon requirements	
8.	Escrow & Reserves	Rate Cap Agreement	Y	Y	Monitor for dates, expirations and counterparty requirements	
9.	Escrow & Reserves	Rate Cap Agreement and Rate Cap Agreement Reserve Fund	Y	Y		
10.	Escrow & Reserves	Rental Achievement Cash Reserve	Y	Y	Active monitoring as required	
11.	Escrow & Reserves	Rental Achievement Letter of Credit	Y	Y	Active monitoring as required	
12.	Escrow & Reserves	Repair Reserve Fund Stab-Lok Inspection	Y	Y	Provide evidence of inspection and recommendations as a result of inspection	
13.	Escrow & Reserves	Replacement Reserve Fund – Additional Deposit Rider	Y	Y	Draw request management and monitoring timing or other conditions	
14.	Escrow & Reserves	Replacement Reserve Fund – Deferred Deposits	Y	Y	Draw request management and monitoring timing or other conditions	
15.	Escrow & Reserves	Replacement Reserve Fund – Deferred for Cooperative Borrowers	N	N		If cooperative loan term is greater than 10 years, additional monitoring may be required
16.	Escrow & Reserves	Replacement Reserve Fund – Monthly Deposit Cap	Y	Y	Draw request management and monitoring timing or other conditions	



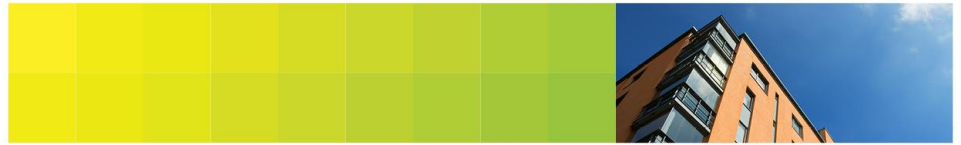
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17.	Escrow & Reserves	Required Average Capital Expenditures	Y	Y	Draw request/active monitoring of progress	
18.	Escrow & Reserves	Required Yearly Capital Expenditures	Y	Y	Draw request/active monitoring of progress	
19.	Escrow & Reserves	Section 8 Housing Assistance Payments Reserve	Y	Y	Active monitoring of reserve requirements	
20.	Escrow & Reserves	Waiver of Monthly Deposits on Supplemental Loans – Cooperative Borrowers	N	N		Follow up only required upon a hazard loss related to aluminum wiring
21.	Miscellaneous	Value Add Student Housing Debt Service Reserve	Y	Y	Monitor if there are specific release or trigger provisions in the rider	
22.	Miscellaneous	Additional Provisions – Sale or Securitization of Loan	N	N		
23.	Miscellaneous	Aluminum Wiring	Y	N	No additional monitoring beyond the terms of cash management agreement	
24.	Miscellaneous	Cash Management Agreement Rider	N	N		
25.	Miscellaneous	Condominium 100% Owned by Borrower	N	N		
26.	Miscellaneous	Condominium Partially Owned by Borrower	N	N		
27.	Miscellaneous	Cooperation with Rating Agencies and Investors	N	N		
28.	Miscellaneous	Cooperative Unsecured Line of Credit	N	N		
29.	Miscellaneous	Corporate Lease	Y	Y	Annual confirmation of borrower compliance	Borrower Certification is sufficient for annual compliance
30.	Miscellaneous	Cross-Collateralized Transaction	Y	N		
31.	Miscellaneous	Existing Code Violations	Y	Y	Request updates from Borrower on status of having Violations removed of record.	
32.	Miscellaneous	Extended Time Period for Delivery of Borrower Financials				
33.	Miscellaneous	Financial Reports for Cooperative Borrowers	N	N		
34.	Miscellaneous	Foreign Guarantor	N	N		
35.	Miscellaneous	Galvanized Steel Piping/ Polybutylene Piping	Y	N		Follow up only required upon a hazard loss related to the piping
36.	Miscellaneous	General Partnership Borrower	N	N		



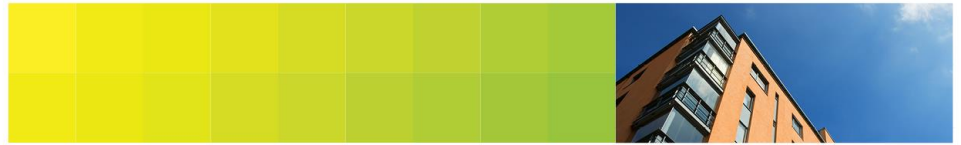
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37.	Miscellaneous	Increased Unsecured Trade Debt	N	N		
38.	Miscellaneous	Independent Director	N	N		
39.	Miscellaneous	Lease-Up Transaction – No Credit Enhancement Required	Y	Y	Monitor lease up as required	
40.	Miscellaneous	Month to Month Leases	Y	Y	Annual confirmation of borrower compliance	Borrower Certification is sufficient for annual compliance
41.	Miscellaneous	Partial Release of Unimproved Propert	N	N		
42.	Miscellaneous	Preferred Equity	N	N		
43.	Miscellaneous	Prepaid Rents	N	N		
44.	Miscellaneous	Prepayment During Window Period After Defeasance	Y	N		
45.	Miscellaneous	Recycled Borrower – Multiple Entities Comprising Borrower	N	N		
46.	Miscellaneous	Recycled Borrower	N	N		
47.	Miscellaneous	Recycled SPE Equity Owner	N	N		
48.	Miscellaneous	Regulatory Agreement	Y	Y	Active monitoring if there are specific dates or filings required	Borrower Certification is sufficient for annual compliance
49.	Miscellaneous	Section 8 Housing Assistance Payments Contract	Y	Y	Active monitoring of contracts and dates	Borrower Certification is sufficient for annual compliance but contracts with servicers need to
50.	Miscellaneous	Self Management	N	N	The need to track is the same as tracking a management company	
51.	Miscellaneous	Single Asset Entity Borrower	N	N		
52.	Miscellaneous	Splitting the Note	N	N		
53.	Miscellaneous	Subordinate Debt	Y	N		
54.	Miscellaneous	Tax Credit Properties	Y	Y	Active monitoring of tax credit compliance	
55.	Miscellaneous	Tax Exemption or Abatement – Borrower to Apply Reserve Fund	Y	Y	Active follow up on the application	
56.	Miscellaneous	Tax Exemption or Abatement – Borrower to Apply	Y	Y	Active follow up on the application	
57.	Miscellaneous	Tax Exemption or Abatement	Y	Y	Active follow up only if there are specific dates or filings required	Borrower certification is sufficient for annual compliance



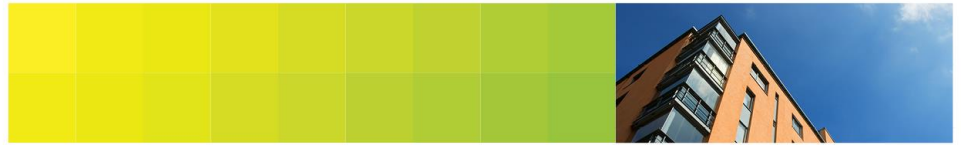
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58.	Miscellaneous	Tax Method of Accounting	N	N		
59.	Miscellaneous	Tenancy in Common Borrower	N	N		
60.	Miscellaneous	Termite or Wood Damaging Insect Control	N	N		Issues of potential/actual damage will be picked up at inspection
61.	Miscellaneous	Trade Names	N	N		
62.	Miscellaneous	Value Add	Y	Y	Monitor value add conditions as required	
63.	Senior Housing	Acuity Mix Conversion	Y	Y	Upon annual inspection, check compliance with mix	Borrower certification and/ or confirmation at annual inspection is acceptable
64.	Senior Housing	Alzheimer's Dementia & Memory Care	Y	Y	Upon annual inspection, check compliance with mix	Borrower certification and/ or confirmation at annual inspection is acceptable
65.	Senior Housing	Insurance Claims History Rider	Y	Y	Ensure ongoing reporting compliance	Borrower certification is acceptable
66.	Senior Housing	Governmental Payor Programs Rider	Y	Y	Upon annual inspection or upon annual financial review, check compliance with mix	Borrower certification and/ or confirmation at annual inspection is acceptable
67.	Senior Housing	Operating Lease Rider	Y	Y	Ensure ongoing reporting compliance	Borrower certification is acceptable
68.	Senior Housing	Ground Lease	Y	N		
69.	Senior Housing	Manufactured Housing	N	N		
70.	Miscellaneous	Lease-Up Transaction – Credit Enhancement Required Rider to Loan and Security Agreement	Y	Y	Monitor lease up as required	
71.	Miscellaneous	Multiple Asset Entity Borrower Rider to Loan and Security Agreement	N	N		
72.	Miscellaneous	Multiple Asset Entity with Ownership Restrictions Rider to Loan and Security Agreement	N	N		
73.	Miscellaneous	Multiple Entities Comprising Borrower Rider to Loan and Security Agreement	N	N		
74.	Miscellaneous		N	N		
75.	Miscellaneous	Property Not Separate Tax Parcel Rider to Loan and Security Agreement	Y	Y	Active monitoring as required	



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76.	Miscellaneous	Reverse Tax-Deferred Exchange Rider to Loan and Security Agreement	Y	Y	Active monitoring as required	
77.	Miscellaneous	Right to Apply Insurance Proceeds - Decreased Percentage of Loss Rider to Loan and Security Agreement	N	N		
78.	Miscellaneous	Right to Apply Insurance Proceeds – Increased Percentage of Loss Rider to Loan and Security Agreement	N	N		
79.	Miscellaneous	Right to Apply Insurance Proceeds – Increased Time for Restoration Rider to Loan and Security Agreement	N	N		
80.	Miscellaneous	Stab-Lok Breakers Rider to Loan and Security Agreement	Y	N	Follow up only required upon a hazard loss related to Stab-Lok breakers	
81.	Miscellaneous	State Specific Provisions Rider to Loan and Security Agreement	N	N		
82.	Miscellaneous	Supplemental Financing Requirements for Loans with Increased LTV Rider to Loan and Security Agreement	N	N		
83.	Miscellaneous	Tax Exemption or Abatement – Final Certificate of Eligibility Rider to Loan and Security Agreement	Y	Y	Monitor for dates, expirations and counterparty requirements	
84.	Miscellaneous	Tenancy in Common Borrower Rider to Loan and Security Agreement	N	N		
85.	Miscellaneous	Value Add Transactions	Y	Y	Monitor value add conditions as required	
86.	Senior Housing	Additional Mortgaged Property Rider to Loan Agreement – Seniors Housing				
87.	Senior Housing	Excess Professional Liability Coverage Shortfall Rider to Multifamily Note – Seniors Housing				
88.	Senior Housing	Governmental Payor Programs Rider to Loan Agreement –	Y	N		

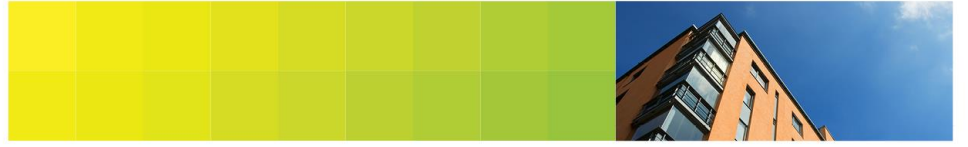


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		Seniors Housing				
89.	Senior Housing	Respite Care Rider to Loan Agreement – Seniors Housing	Y	N		
90.	Senior Housing	Seniors Housing Rider to Multifamily Note				
91.	Senior Housing	Single Purpose Entity Borrower – Loans \$15M Or Less – Rider to Loan Agreement – Seniors Housing	N	N		
92.	Ground Lease	Ground Lease Mortgage with Fee Joinder Rider to Security Instrument				
93.	Manufactured Housing	Manufactured Housing – Affiliate-Owned Homes Rider to Guaranty				
94.	Manufactured Housing	Manufactured Housing – Affiliate-Owned Homes Rider to Note				
95.	Manufactured Housing	Manufactured Housing – Private Well And/Or Waste Treatment System Rider to Loan Agreement	Y	Y	Active monitoring as required	
96.	Manufactured Housing	Manufactured Housing – Private Well And/Or Waste Treatment System Rider to Note				
97.	Manufactured Housing	Manufactured Housing – MHC Tenant Protections Rider to Loan Agreement	Y	Y	Annual confirmation of borrower compliance	
98.	Preservation Rehab	Repair Reserve Fund Rider to Loan Agreement - TAH	Y	Y	Monitoring performance subject to terms and due dates	



Retired Riders

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Updated August 3, 2020						
1.	Transfer Provisions	Affiliate Transfer	N	N		
2.	Transfer Provisions	Buy-Sell Transfer	N	N		
3.	Transfer Provisions	Co-Owner Transfer	N	N		
4.	Transfer Provisions	Death of Principal Resulting in Transfer	N	N		
5.	Transfer Provisions	Pension Fund Transfer	N	N		
6.	Escrow & Reserves	Rate Cap Agreement	Y	Y	Monitor for dates, expirations and counterparty requirements	
7.	Escrow & Reserves	Replacement Reserve Fund – Immediate Deposits	Y	Y	Draw request management and monitoring timing or other conditions	
8.	Escrow & Reserves	Repair Reserve Fund – Radon Screening & Long Term Testing	Y	Y	Monitor as any other repair reserve fund with the addition of radon requirements	
9.	Escrow & Reserves	Repair Reserve Fund – Radon Testing	Y	Y	Monitor as any other repair reserve fund with the addition of radon requirements	
10.	Escrow & Reserves	Repair Reserve Fund – Radon Testing, Screening & Additional Long Term Testing	Y	Y	Monitor as any other repair reserve fund with the addition of radon requirements	
11.	Escrow & Reserves	Repair Reserve Fund	Y	Y	Monitoring performance subject to terms and due dates	
12.	Escrow & Reserves	Repairs – No Repair Reserve Fund	Y	Y	Monitoring performance subject to terms and due dates	
13.	Miscellaneous	Guarantor Requirements	N	N	No separate monitoring beyond the additional guaranty rider monitoring	
14.	Miscellaneous	Lease-Up Transaction – Cash Reserve or Letter of Credit Required	Y	Y	Monitor lease up as required	
15.	Miscellaneous	Standard Modifications	N	N		
16.	Miscellaneous	Term of Existence of Guarantor Expiring Prior to Maturity Date	Y	Y	Monitor for conditions as required	
17.	Miscellaneous	Waiver of Moisture Management Plan	N	N		
18.	Senior Housing	Supplemental Loan	N	N		
19.	Senior Housing	Seniors Housing Rider to Multifamily Note				



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